

**MINUTES**  
**RANDOLPH COUNTY PLANNING BOARD**  
**July 7, 1998**

There was a meeting held at 6:30 p.m., on Tuesday, July 7, 1998, of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. Chairman Maxton McDowell called to Order the Randolph County Planning Board meeting at 6:30 p.m.

2. Roll Call of Members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice-Chairman, present; Larry Brown, present; Phil Brower, present; Lynden Craven, present; Al Morton, present; and Phil Ridge, present.

3. Craven made the motion, seconded by Brower, to approve the Minutes from the June 2, 1998 Randolph County Planning Board Meeting. The motion passed.

4. **REZONING REQUESTS:**

A. **W. CLAYTON BURROW**, Seagrove, North Carolina, is requesting that 69.00 acres (out of a 72.00 acre tract) located on Farmstead Road (approximately 700 feet from Pickett's Mill Road), Brower Township, be rezoned from Residential Agricultural to Residential Mixed/Conditional Use. Zoning Map # 7696. The proposed Conditional Use Zoning District would allow the development of a residential subdivision of 19 lots for both site built homes and mobile homes.

Burrow provided the Board with a list of proposed private deed restrictions for this development. Lots 1-9 will be restricted to **not** allow single wide mobile homes and no mobile homes would be located in the development older than 1990. Burrow said that he will file a document establishing road maintenance agreements.

**There was no one present in opposition to this request.**

Craven said he felt the proposal was well thought out and the lot sizes seem to be consistent with the surrounding community. For these reasons he made the motion to recommend to the Commissioners that this request be **approved**. The motion was seconded by Morton.

Brower asked to go on record that he didn't like this private road. Brower said he felt a better access could be provided. The motion passed by a 6 to 1 vote - Brower voted against the motion.

B. **W.T. COX**, Ramseur, North Carolina, is requesting that 72.85 acres located on Brower Meadow Road (approximately ½ mile off Sandy Creek Church Road), Liberty Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Zoning Map # 8715. The proposed Conditional Use Zoning District would allow the development of a residential subdivision of 11 lots restricted to site built homes only.

Cox said that the road would be built to State Standards and paved with a bridge to be built across the creek. Cox described the entrance as across from an old home site. Cox said that this

development would be for nicer homes with at least 1400 sq. ft. of heated space. Cox said they were trying to target a market of nicer homes.

**Shelia Haithcox**, adjoining property owner (to the rear of the development) asked to Board to require that the trees are maintained on the lots for their privacy. Haithcox said this is a farming community and she wondered how this would effect it.

**A.P. Brower**, Brower Meadow Road, said that he disagreed with the development and described the area as a farming community and all the neighbors are opposed to it. Brower said he would like to see the property remain as one large tract. Brower expressed his concern for lots 1 and 2 with the amount of flood zone area they have. Brower said he couldn't see where anyone would purchase the lots.

**Gary Haithcox**, 3293 Foust Road, said he would also be concern with the flooding problems that will be on lots 3 and 4 because their driveways would be major problems.

**Presley Brower**, 3673 Brower Meadow Road, said that he has lived here for most of his life and he is concerned that the Board would be setting a presence here with the case. Brower asked the Board to look out after the residents of this area with housing restrictions (size of homes, setbacks, etc.) because there are nice homes here. Brower said that if we are going to put this paved road off of a dirt road, it appears that the situation of the tail wagging the dog.

Cox said that he had a problem with placing any restrictions on subdivisions other than minimum restrictions. He said that these lots are not going to be cheap and a person buying one will be building a nice home. He also said he could see why anyone would be cutting all the trees off of these lots. Cox added that this road is on the NCDOT docket to be paved in 1998 whether this subdivision goes in or not.

**Brower** said he didn't understand why a developer would have a problem placing restrictions on their subdivision - he said would seem to him that you would want to have restrictions on a subdivision if you were the developer (to protect the property). Brower discussed his concerns for lots 1, 2, and 3 (flood problems) and described the property after Hurricane Fran.

Morton said that he felt restrictions are a legitimate concern and he would like to see deed restrictions.

Brower said that the flood plain is a real concern and so is the fact that the developer has no proposed restrictions. If the road is raised it would back up to the existing bridge on Browers Meadow Road. Brower said he felt the neighbors have a real concern. Brower said he wanted to be fair to Mr. Cox but he lives here and these are real concerns. Brower said he felt the lot sizes were appropriate for the area but without revisions to this request (concerning the deed restrictions and how this will effect the flood plain) he would make the motion to recommend to the Commissioners that this request be **denied**. Morton seconded the motion.

Craven said that his real concern is the flood plain. Craven said this is a watershed and is protected for Ramseur's, Franklinville's and the new school's water.

Dorsett said he couldn't go along with this unless further research is preformed to see how this new road would effect the flood plain and neighboring properties. The motion passed unanimously.

C. **W.T. COX**, Ramseur, North Carolina, is requesting that 34.86 acres located on Foushee Road (next to Southeast Middle School), Columbia Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Zoning Map # 8712. The proposed Conditional Use Zoning District would allow the development of a residential subdivision of 21 lots restricted to site built homes only (city water and sewer available).

Cox explained that the new development would be served by public water & sewer and natural gas. Cox said this property borders Ramseur Town Limits and he will be petitioning Ramseur to annex the property (during it's development). Cox said the minimum house size would be 1400 sq. ft. Cox said Ramseur needs a good subdivision and hasn't had any type of subdivision in the last 20 years (the last development was Friendly Woods). Cox said the average lot size will be 1.15 acres.

**There was no one present in opposition to this request.**

Craven made the motion to recommend to the Commissioners that this request be **approved**. Craven said he felt Ramseur needed a nice subdivision. Brower seconded the motion and the motion passed unanimously.

**5. Swearing in of the Witnesses:**

"Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you God."

5 people took this Oath.

**6. REQUESTS FOR A SPECIAL USE PERMIT:**

A. **DONALD JARRELL**, Asheboro, North Carolina, is requesting a Special Use Permit to operate a rural family business of ATV Parts Sales in two existing buildings (8' x 10' and 14' x 10') at his residence located at 901 Mt. Shepherd Road, on 1.2 acres in Shepherd Hills Subdivision, Lot # 3, Tabernacle Township, Zoning Map # 7712, Zoning District RR.

Jarrell said that he will use his 2 buildings for the storage of new and used parts. Jarrell said his business will be operated strictly through the internet and will be the sales of ATV Parts. The only traffic will be a UPS truck coming to the property. There will be no signs, no outside storage, and no repair work of ATV vehicles.

**There was no one present in opposition to this request.**

Dorsett made the motion to **approve** this request with the following restrictions:

\*\*no selling from home

\*\*no signs

**\*\*no repair work**

These restrictions would be to protect the integrity of this community. Brower seconded this motion and the motion passed.

**B. JUNE GARNER**, Ramseur, North Carolina, is requesting a Special Use Permit to locate a beauty shop at her residence (in a 14' x 24' building to be moved to the site) located at 5276 NC Hwy 22/42, on 4.78 acres, Coleridge Township, Zoning Map # 8618, Zoning District RR.

Garner explained her intentions to operate a single station beauty shop with no employees. She said it would not be open past 8:00 p.m. and explained the State Inspections she will be required to pass.

**There was no one present in opposition to this request.**

Craven made the motion, seconded by Brower, to **approve** this request for a Special Use Permit. The motion passed unanimously.

**C. THOMAS DEWEY REEDER**, Seagrove, North Carolina, is requesting a Special Use Permit to operate a candle shop in an existing 32' x 20' building at his residence located at 1263 Fork Creek Mill Road, on 1.4 acres, Richland Township, Zoning Map # 7675, Zoning District RA.

Reeder explained that he makes candles as a hobby and maybe in the future he will operate it more full-time. There will be no employees but some retail sales.

**There was no one present in opposition to this request.**

Craven made the motion, seconded by Morton, to **approve** this request for a Special Use Permit. The motion passed unanimously.

**D. MELVIN STRICKLAND**, Asheboro, North Carolina, is requesting a Special Use Permit to obtain an automotive dealer's license at his residence (with no more than 5 vehicles to be displayed on property) at 1741 Horse Canyon Road, on .74 acres, Cedar Grove Township, Zoning Map # 7649, Zoning District RA.

Strickland explained that most of his sales would be at auctions but he would like to store approximately 5 cars for sale at his residence. Strickland said that he would be performing detail work on the cars he purchases (no major repairs only minor detail work). Strickland explained that this would be a part-time business with no junk vehicles and the cars would be stored in the drive on the northwest side of his property.

Strickland's brother (who lives adjoining this property) was present in favor of the request.

**There was no one present in opposition to the request.**

Craven made the motion to **approve** this request for a Special Use Permit with the following restrictions:

**\*\*no junk vehicle storage**

**\*\*no outside storage (of parts, etc.)**

**\*\*maintain existing buffers**

**\*\*no more than 4 cars displayed for sale**

Dorsett seconded this motion, and the motion passed unanimously.

7. The meeting adjourned at 7:44 p.m. There were 20 citizens present for this meeting.

**NORTH CAROLINA**

**RANDOLPH COUNTY**